

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Emerick R. Bakaysa, Chair
Joanna L. Bilotta-Simeone, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
Robert J. Saiia, Mbr.
Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



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Workshop Minutes
Master Planning
September 19, 2011

Meeting Posted: Yes

Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA 01462

Time: 6:30 PM

ROLL CALL:

Present: Emerick R. Bakaysa, Robert J. Saiia, Marion M. Benson

Absent: Joanne Bilotta-Simeone, Nathan J. Lockwood, Thomas W. Bodkin Jr.

Minutes: 3-30-11 tabled to next workshop due to lack of quorum.

Appointment- MRPC-

Draft Bylaw for Summer Street 9/11/11- Chantell Fleck from MRPC reviewed the Summer Street Revitalization District proposed bylaw. Ms. Fleck noted that she researched other towns' bylaws such as Watertown, Gardner and Pioneer Valley. In discussion questions arose such as to the extent of residential mix within the overlay, number of floors, types of appropriate units, design standards, landscaping, and streetscapes. Questions to be answered, 1) commonly held lots and, 2) conflicts with other laws and severability. Ms. Fleck presented a design requirement for parking lots and facilities with schematics. She is also preparing a booklet showing renderings of different designs. A brief discussion was held on the engineered layout for the road and the timeline. Chair Bakaysa related his interpretation and insight as to how, in his opinion, the area should look. Director Benson noted that copies will be supplied to the absent members and discussion will be held on the proposed Overlay.

Model Low Impact Development (LID) Bylaw- Jennifer Siciliano from MRPC presented a full explanation on Low Impact Development (LID). She supplied a PowerPoint paper copy and a map showing Lunenburg water areas. The presentation consisted of what are Low Impact Developments and the benefits. Recommendation is for Lunenburg to write a zoning bylaw. Also noted were an upcoming workshop September 26th and a field trip on October 7th. A copy of a model LID Bylaw was also presented. Noted again was the September 26th workshop, 3:30 PM to 6:00 PM at Miller Environmental Center in Athol. The public is invited.

Grant – Housing and Planned Production- MPRC noted that letters were requested. Director noted she will serve as the in kind donation.

Remaining Agenda items below were tabled due to lack of quorum.

Subsidized Housing Inventory Report

Municipal Planning and Subdivision Legislation, MGL Ch. 41

Section 81-D Master or Study Plan

Comprehensive Land Use Reform and Partnership Act (CLURPA)- 41-81D Master Plan

Table I-1 Planning Goals and Policies

Discussion- Procedures for Master Planning Review

Setting of October Meeting Dates

Motion to adjourn, Mr. Saiia, Second, Mr. Bakaysa, adjournment 8:55 PM.